



SPROUTS  
FARMERS MARKET

LOOP  
101

CARmax

TRACTOR  
SUPPLY CO.

TruGrocer

WOODSPRING  
SUITES



MESO QUITE  
FRESH STREET MARKET

Freddy's  
STEAKBURGERS

BoSa  
DONUTS

Little Caesars

SUBJECT

Hard Corner  
Available  
±1.25 Acres

COBBLESTONE  
AUTO SPA



BURGER  
KING

QT QuikTrip

185 Units

160 Units

76 Units

Village at Tolleson  
272 Single Family  
Homes

99th Avenue

±32,516 ADT

Van Buren St  
±14,132 ADT

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**BRYAN BABITS**  
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## THE SHOPS & PADS AT 99TH

NEC 99th Ave & Van Buren St | Tolleson, AZ



### LOCATION DESCRIPTION

NEC 99th Ave & Van Buren St - Tolleson

### PROPERTY HIGHLIGHTS

- Hard Corner Drive-Thru Pad Available for Sale or Ground Lease - ±1.25 Acres
- Located 1/2 mile south of the I-10.
- +/- 35 acre mixed use development including 272 detached single level homes and commercial/retail with drive thru pads.
- Major employers in the trade area include: Amazon, Trane, Quaker, PepsiCo, Kroger, Serta Mattress, Albertson's/Safeway, Kroger and more.
- Less than a half-mile from Tolleson Union High School - over 2,500 students & staff
- Join Starbucks, Freddy's, BOSa, Little Caesar's, Mr. Mesquite, TruGrocer Credit Union & Woodspring Suites Hotel

### AREA COTENANTS

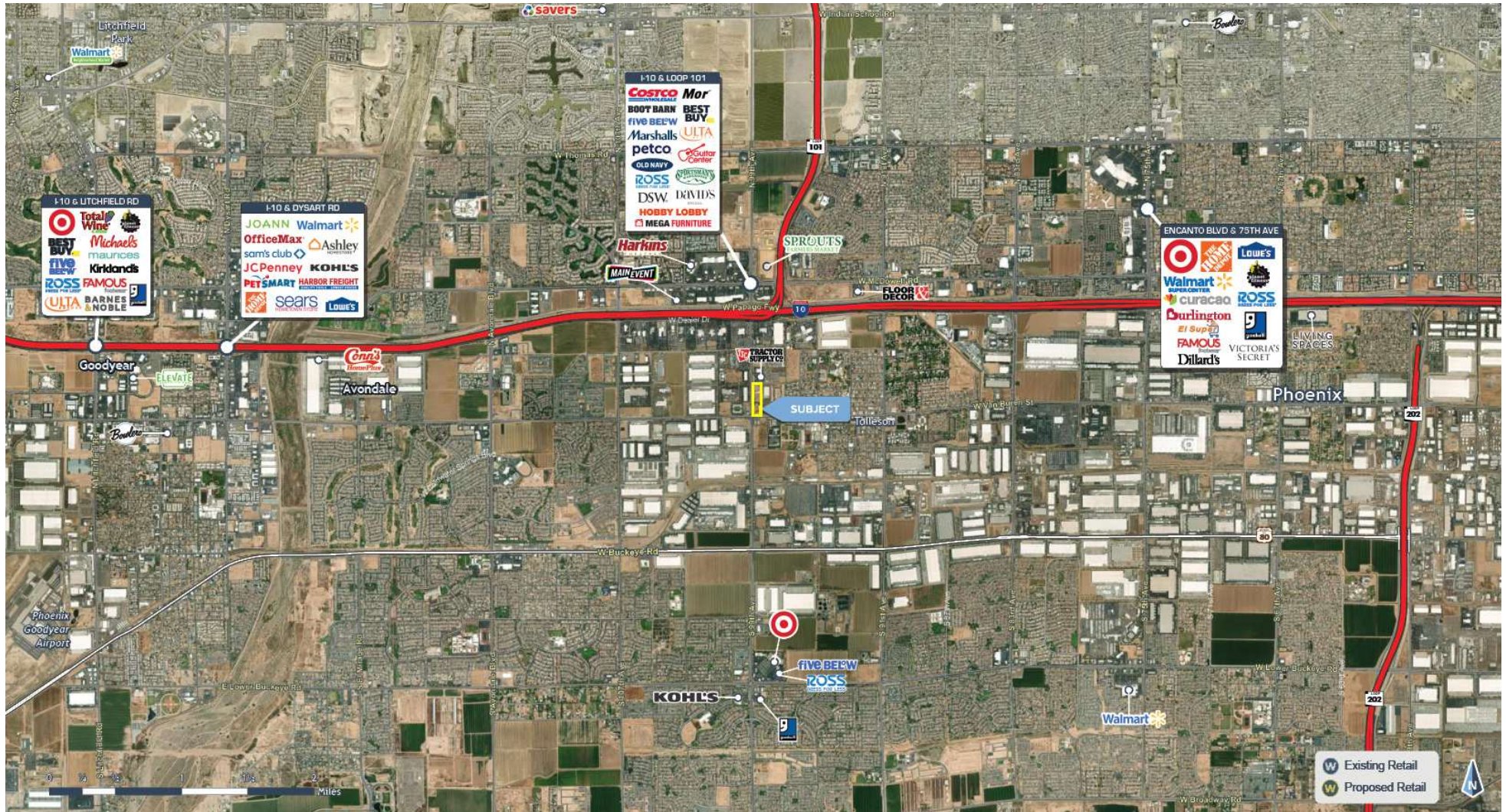


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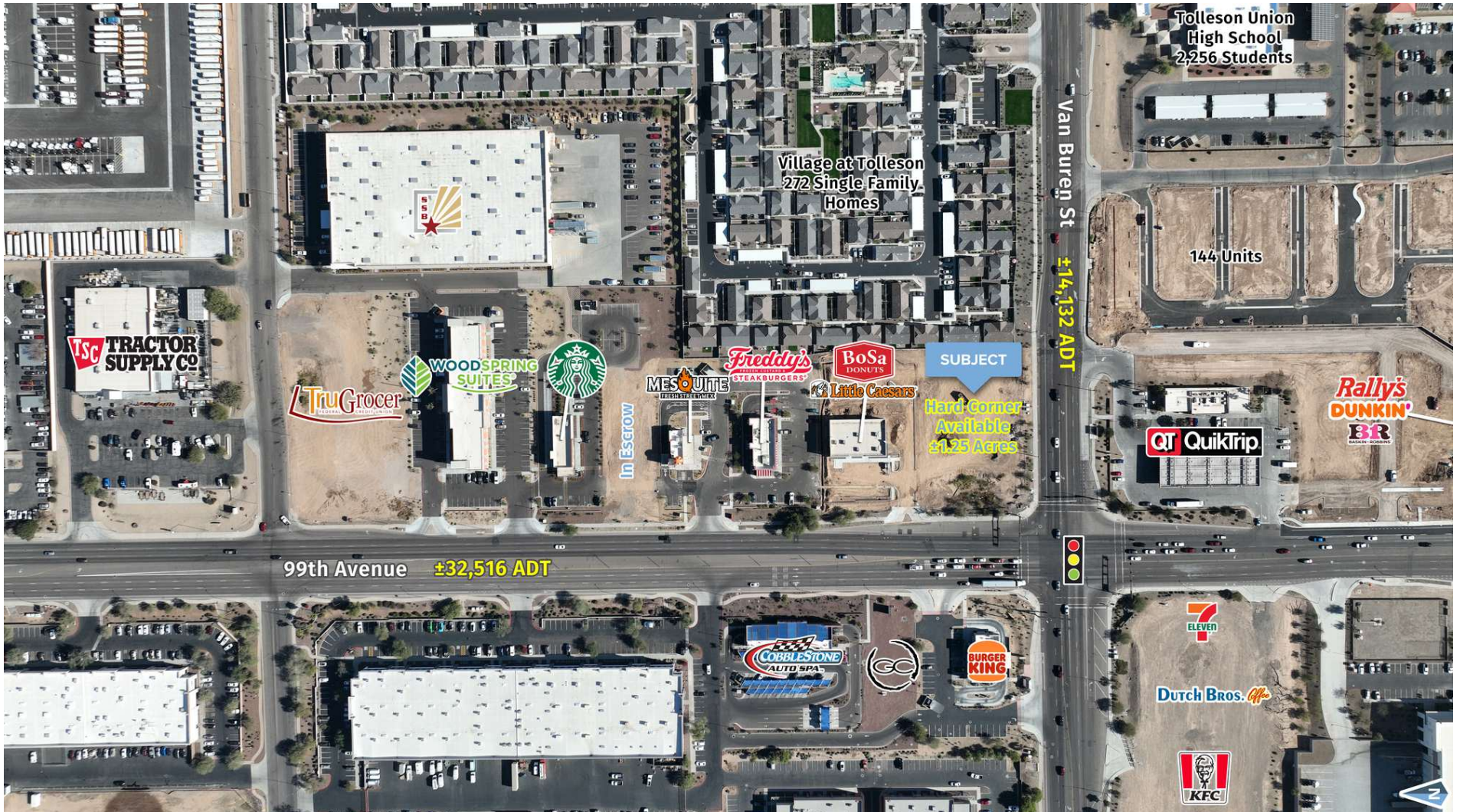


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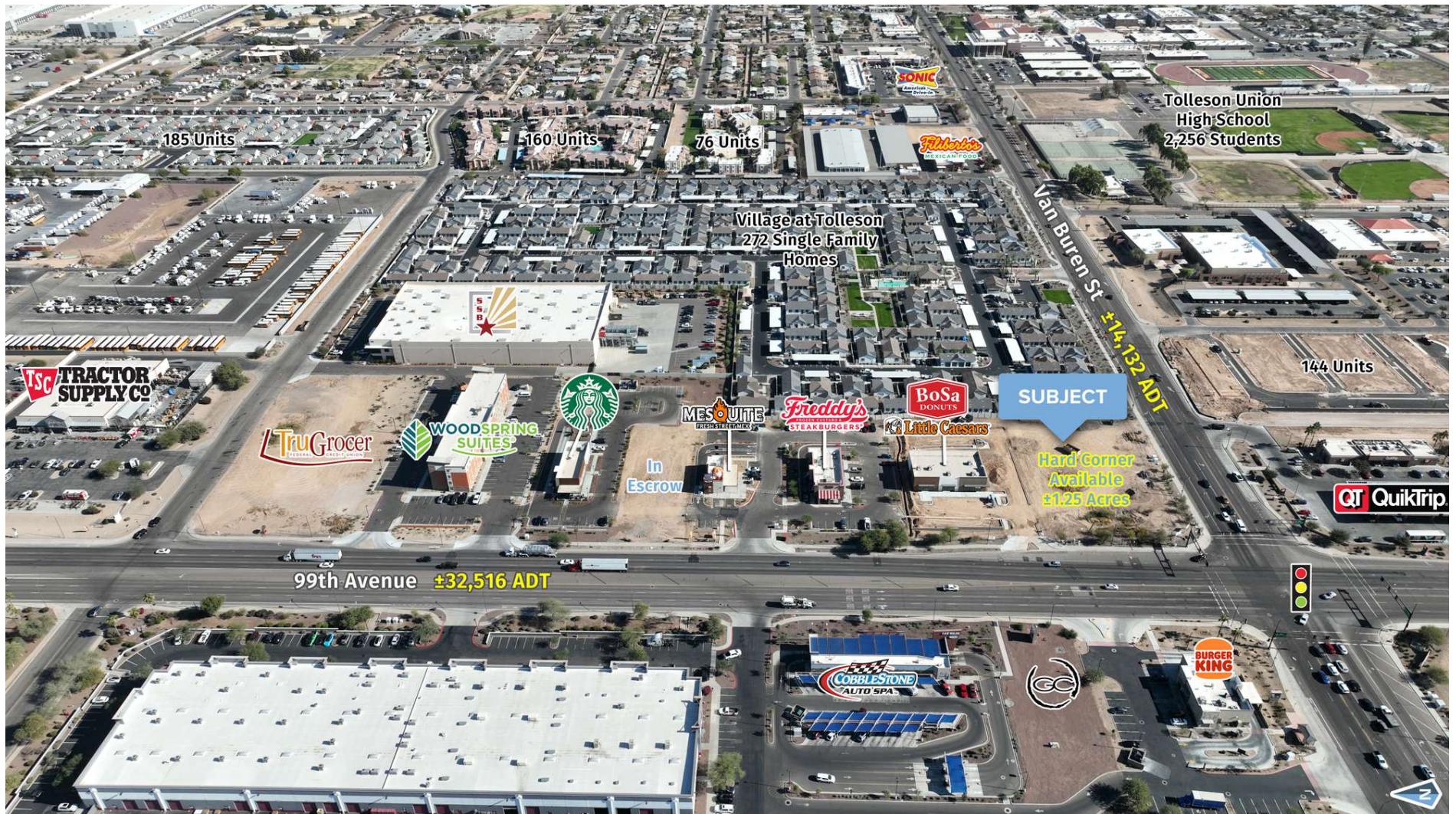


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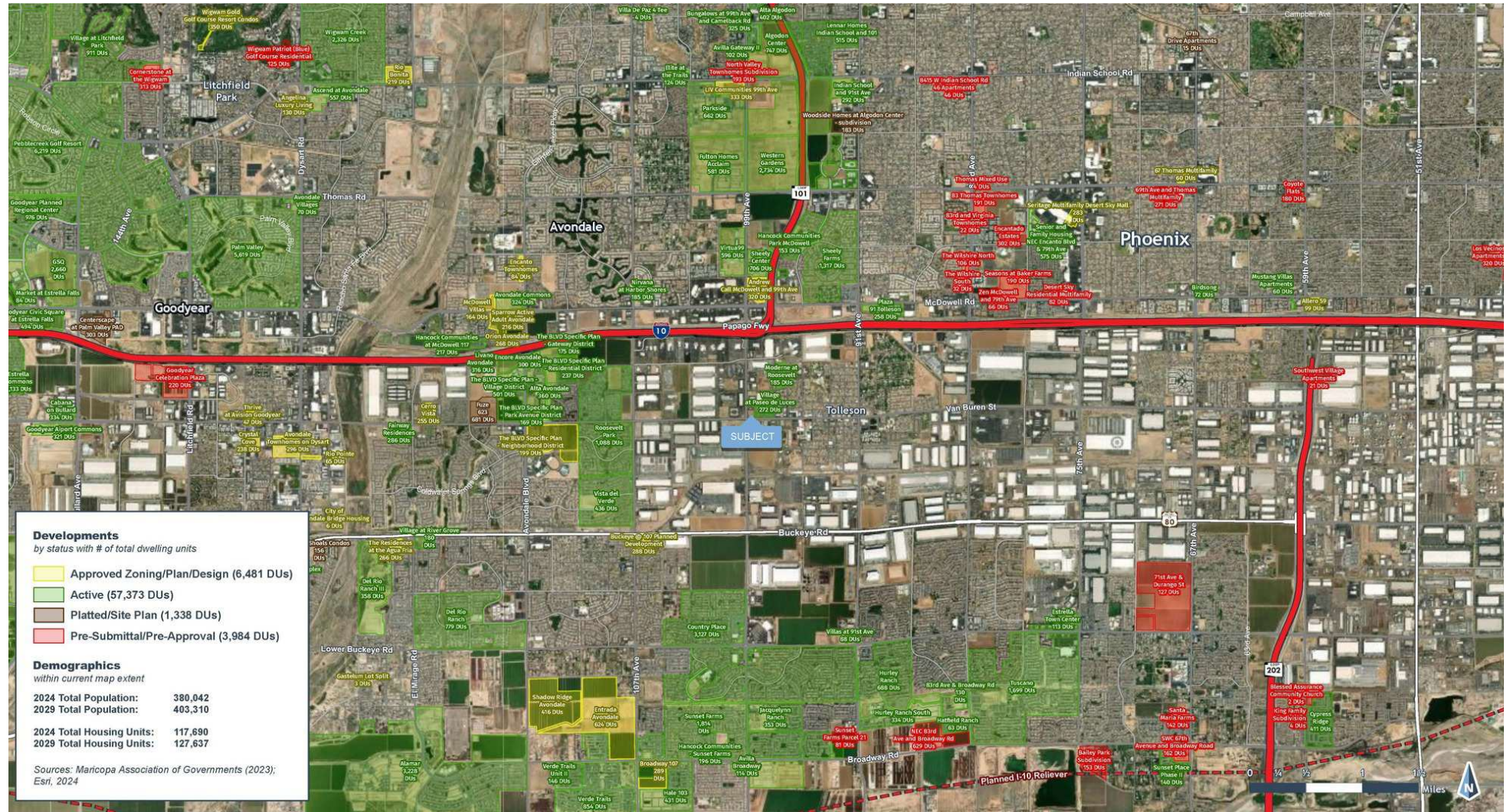


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### POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	4,252	118,184	313,951
Median Age	30.4	29.8	29.5



### HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$51,294	\$76,708	\$68,638
Average	\$59,086	\$96,162	\$89,133



### DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	323	1,399	4,068
Employees	7,779	30,383	70,215
Daytime Population	253,191	11,180	99,020



### EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	5.4%	12.3%	11.1%



### EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	32.6%	52.6%	49.9%
Services	18.1%	16.3%	18.0%
Blue Collar	49.2%	31.1%	31.1%



### HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	1,306	34,071	91,501
Median Home Value	\$274,000	\$298,247	\$291,730

\*2023 Demographic data derived from ESRI

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